

Prospector Square Property Owners Association
June 10, 2026 - 4:00pm
Board Meeting Minutes
Board Presentation and Agenda available at
www.prospectorsquare.com

Members in Attendance: Katie Wilking, Tom McCann, John Logan, Kelly Pfaff, Morgan Pierce, and Blake Henderson.

Others in Attendance: Craig Dennis (Executive Director), Molly Miller (City Council), Celia Peterson (Environmental Sustainability Project Manager), Chris Bullock (Property Manager) and Abby Kimball (Property Manager Assistant).

Meeting called to order by Katie Wilking at 4:02PM.

April 22, 2026 Meeting Minutes were unanimously approved.

City Council Report, Molly Miller

- City Commissioners to discuss Bonanza Park soon.
- Brinshore vs Park is in the hands of City Commissioners.
- No further updates for 248 Rapid Bus.

Waste Reduction/Recycling Presentation, Celia Peterson

- Park City has ongoing issues with garbage and recycling (limited space, unauthorized dumping, inconsistent labeling, etc.)
- Reviewing data to obtain county composters/composter facility for organic waste.
- Waste Reduction Ordinance
 - Haulers (Republic, Momentum, etc.) will need to check in with PC to report when/where/what and properly label bins.
 - All businesses are required to have trash and recycling accounts or register as a self-hauler and provide metrics.
 - Chief Building Officials will have authority to impose fines for businesses that regularly contaminate recycling.
 - Green Business Program can help businesses with training and best practices.

Summer Landscaping Projects, Chris Bullock

- An application has been submitted for Lot A and the East Side of Sun Creek. Waiting for approval.
- Mulch, gravel, and cobble is being delivered and placed at Sun Creek.
- Continuing the rock along Picobo Street Building.
- Flower baskets have started being hung around the square.

Master Plan Phase 4 Update, Craig Dennis

- Pavement work to begin June 13th through the 20th.
- Project expenses are within budget.

-Review options if a surplus occurs - pay off loan sooner, apply funds to enhance landscaping, concrete work or beautify the square.

Financial Report, Craig Dennis

- Review of 2026/27 Budget Projection (15 Months due to fiscal year change)
 - 5% Dues Increase
 - Capital Reserves to pay off the Lot I loan.
 - \$60,000 toward landscaping.
 - Three monument signs to be replaced.
 - Seal coat Lot A, G, I, and K.
- Motion to approve the 2026/27 Budget Projection for Annual Meeting was unanimously approved.
- Current Cash: \$210,554.00

Board of Directors Nominations:

The board accepted unanimously the recommendation of the executive committee to nominate for re-election four board members at the July 15 annual meeting. The recommended nominations for election this year are:

- Katie Wilking, current president/commercial broker
- Dean Berrett, past president/Berrett Mortgage
- John Logan, retired CPA/Suncreek
- Sam Shepard, Kensington Investments

The board also accepted the recommendation to keep the board at 12 directors as the CC&R's are currently under review.

Executive Director Report, Craig Dennis

- PSPOA purchased a Canyons Cabriolet at \$4,000.
- Seeking website proposals for marketing and member communications.
 - Ideas: Parking map, list of all businesses, event information.
- TCB contracts have been signed for another 3 years.
- Asphalt/Seal Coat work for Lot K and Lot A to begin likely early August.
- Review of Five-Year Asphalt Plan.
- Lot D work upcoming - waterproofing/sidewalk.
- Homeless issues have begun around the square.
- Suncreek construction project to include walking decks, roofing, courtyard, etc.

Katie Wilking adjourned the meeting at 5:12PM.

Future Meeting Schedule - Wednesdays at 4PM

- July 15th - Annual Meeting
- August 12th - Election of Officers